

1967

KNOW ALL MEN BY THESE PRESENTS, That GILBERT BAKER, Single

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by WALTER F. KEPPLER, Single
hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 22, TOWN OF MERRILL, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SUBJECT to the liens of the City of Merrill, if any; easements and rights of way of record or apparent on the land; and contracts and proceedings for drainage or irrigation purposes.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 2nd day of July, 1968.

x *Gilbert Baker*
GILBERT BAKER

STATE OF OREGON, County of Josephine ss. x July 3, 1968.
Personally appeared the above named Gilbert Baker, a single man,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Mac Haynes*
Notary Public for Oregon
My commission expires March 5, 1970

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Walter F. Keppler
P.O. Box 180
Merrill, Ore. 97633

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
15 day of July, 1968,
at 12:35 o'clock P.M., and recorded
in book M-68 on page 6384
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk Title.

By *Charles A. Norstrom* Deputy.

Fes. 1.50